HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

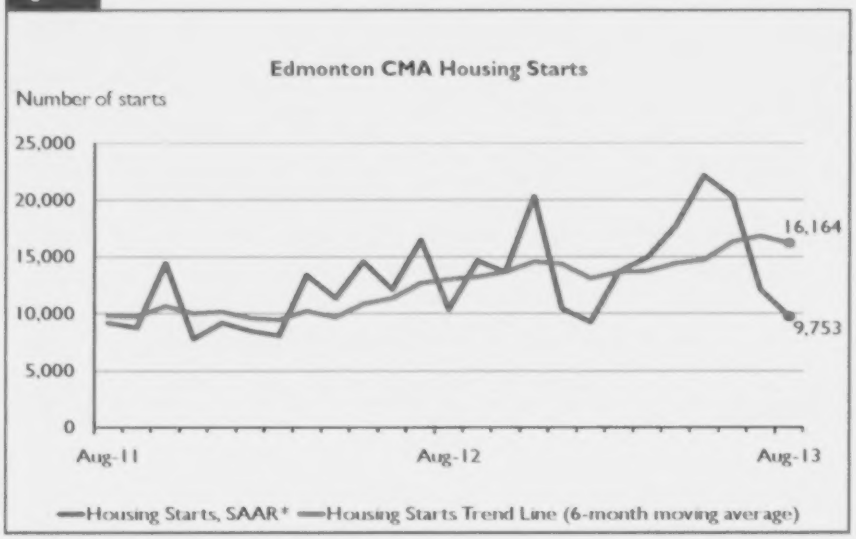
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- Housing starts trending down in August
- Gains in single-detached construction offset by declines in the multi-family sector
- Single-detached units under construction trending higher

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Edmonton
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

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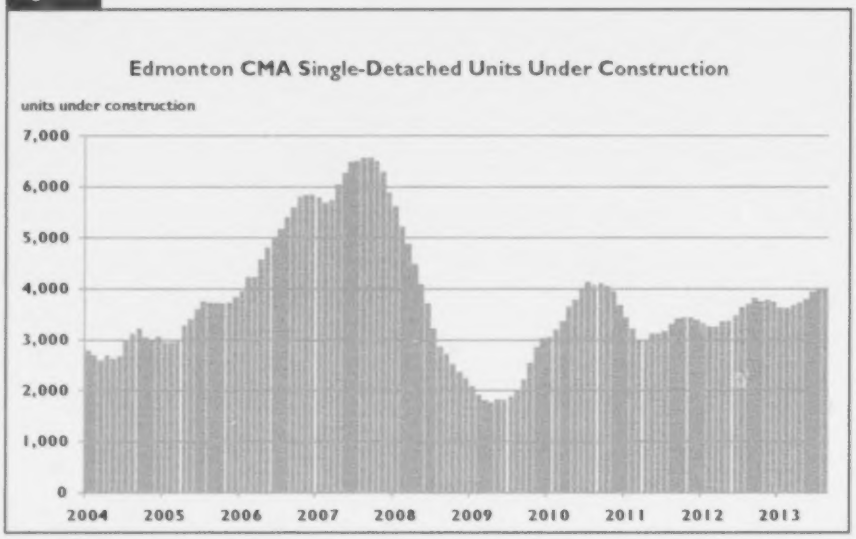
Housing Market Overview

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 16,164 units in August compared to 16,824 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA totalled 895 units in August, down three per cent from 918 units in the same month of 2012. The number of single-detached starts rose 14 per cent year-over-year, while multi-family starts declined 26 per cent from 378 units in August 2012 to 281 units in August 2013. In the first eight months of 2013, total housing starts in the Edmonton CMA increased 27 per cent over the same period of 2012.

Single-detached housing starts in the Edmonton CMA increased 14 per cent in August as foundations were poured on 614 units, up from 540 a year previous. Demand for new homes has been supported by employment gains, wage growth, and low mortgage rates. As well, lower levels of inventory in the competing resale market have prompted some buyers to look to the new home market to purchase a home. Within the city of Edmonton, single-detached housing starts were fairly stable in August, with 349 single-family homes started, compared to 352 in the corresponding period of 2012. To the end of August, single-detached housing starts in the Edmonton CMA increased 6.4 per cent over the same period of last year.

Figure 2



Source: CMHC

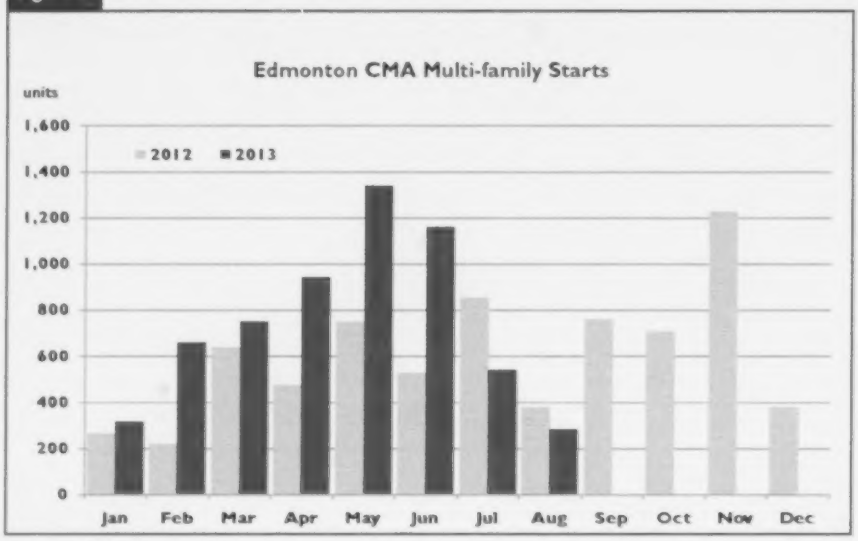
There were 3,996 single-detached units under construction in August, an eight per cent increase over August 2012. Inventory of new homes also rose in August to 593 units, up from 522 in the same month of last year. Higher levels of units under construction and inventory resulted in an increase in the supply of single-detached units. There were 4,589 units in supply in August, a nine per cent increase year-over-year.

Both the median and average absorbed price for single-detached units rose in August. The average price increased seven per cent year-over-year to $562,665, while the median price grew three per cent to $481,995. The increase in the average price was due in part to a higher number of homes being sold above $650,000. In August, 105 homes sold for over $650,000, accounting for 19 per cent of sales. In the corresponding period of 2012, sales in this price range accounted for 16 per cent of total sales.

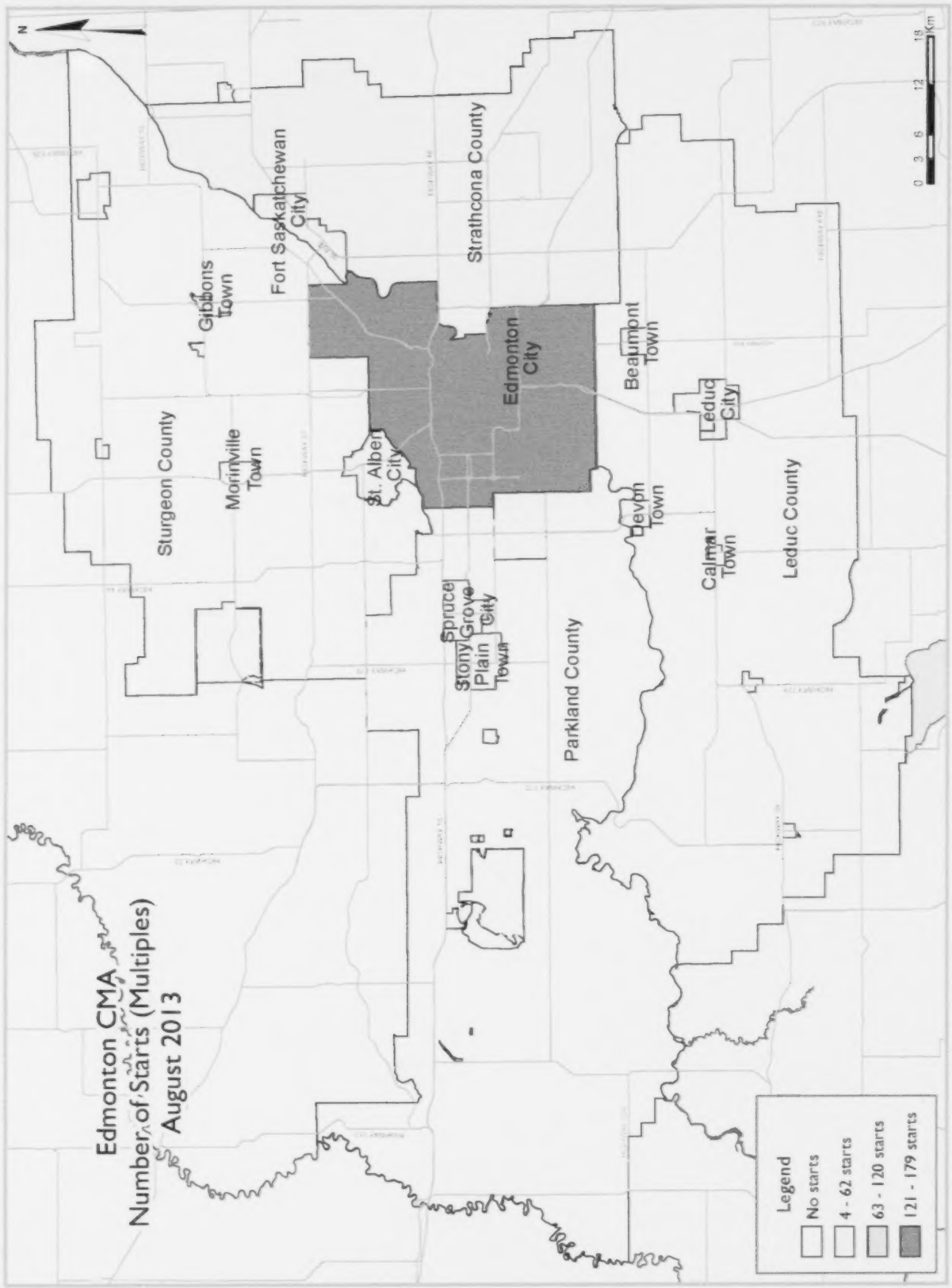
Multi-family starts in the Edmonton CMA, which include semi-detached units, rows, and apartments, totalled 281 units in August compared to 378 in August 2012. The number of semi-detached units that broke ground in August was relatively stable, totalling 208 compared to 212 a year previous. Construction of row units fell 20 per cent, while no apartment units were started. Through the first eight months of 2013, there were 5,987 multi-family starts, up from 4,104 units in the same period of 2012. Strong migration levels, a low vacancy rate, and a reduction in multi-family ownership inventory have supported multi-family construction this year.

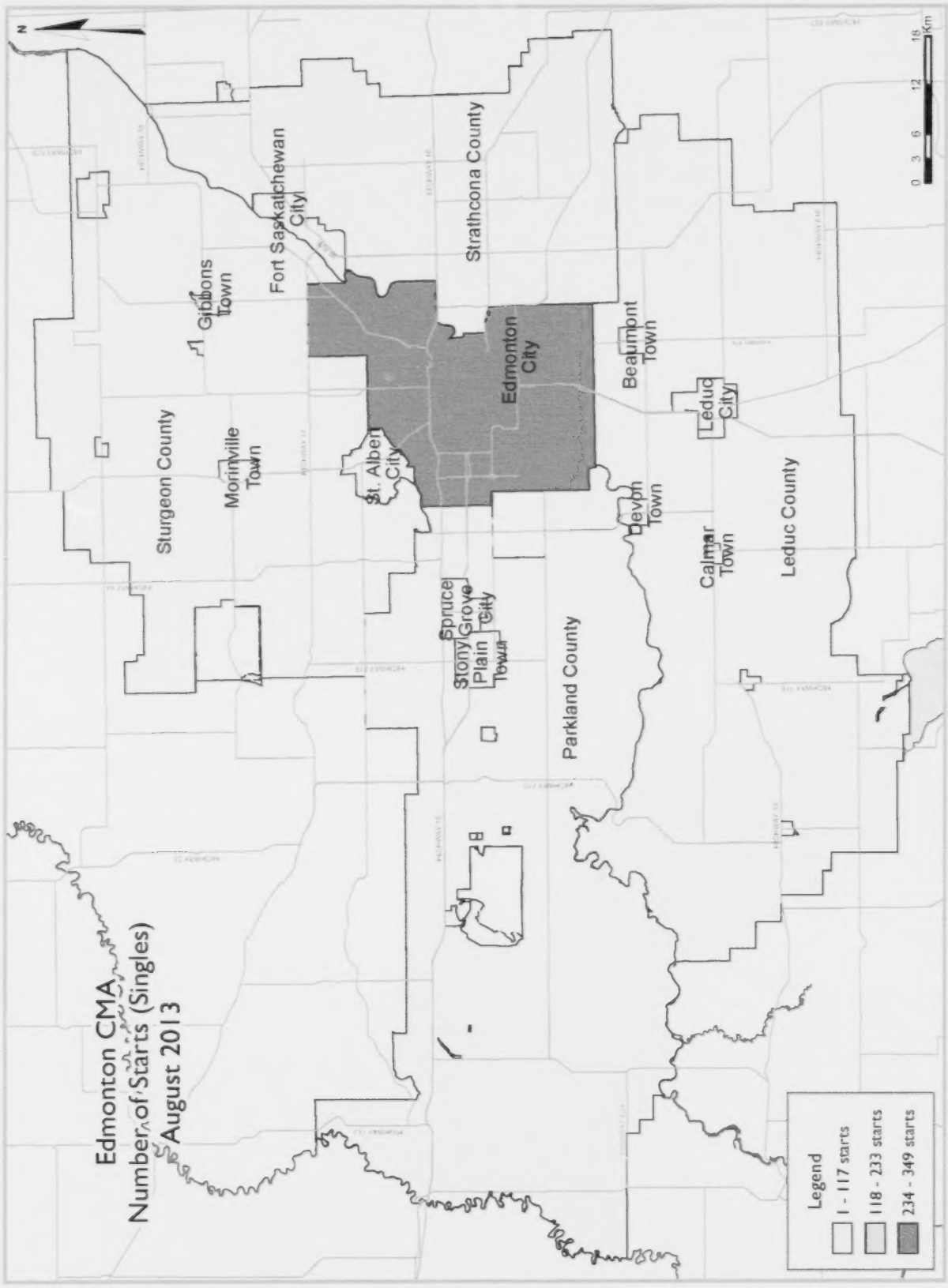
Completions of multi-family units decreased in August. A total of 480 units were completed, a 38 per cent decline from the 774 units completed in August 2012. An increase in completions of semi-detached units was offset by lower completions of row and apartment units. Absorptions of multi-family units of ownership tenure totalled 334 in August, down from 450 units a year previous. Inventory of multi-family homes continued to trend down in August. There were 641 units in ownership inventory in August, down from 651 a month previous and from the 932 units in ownership inventory in August 2012.

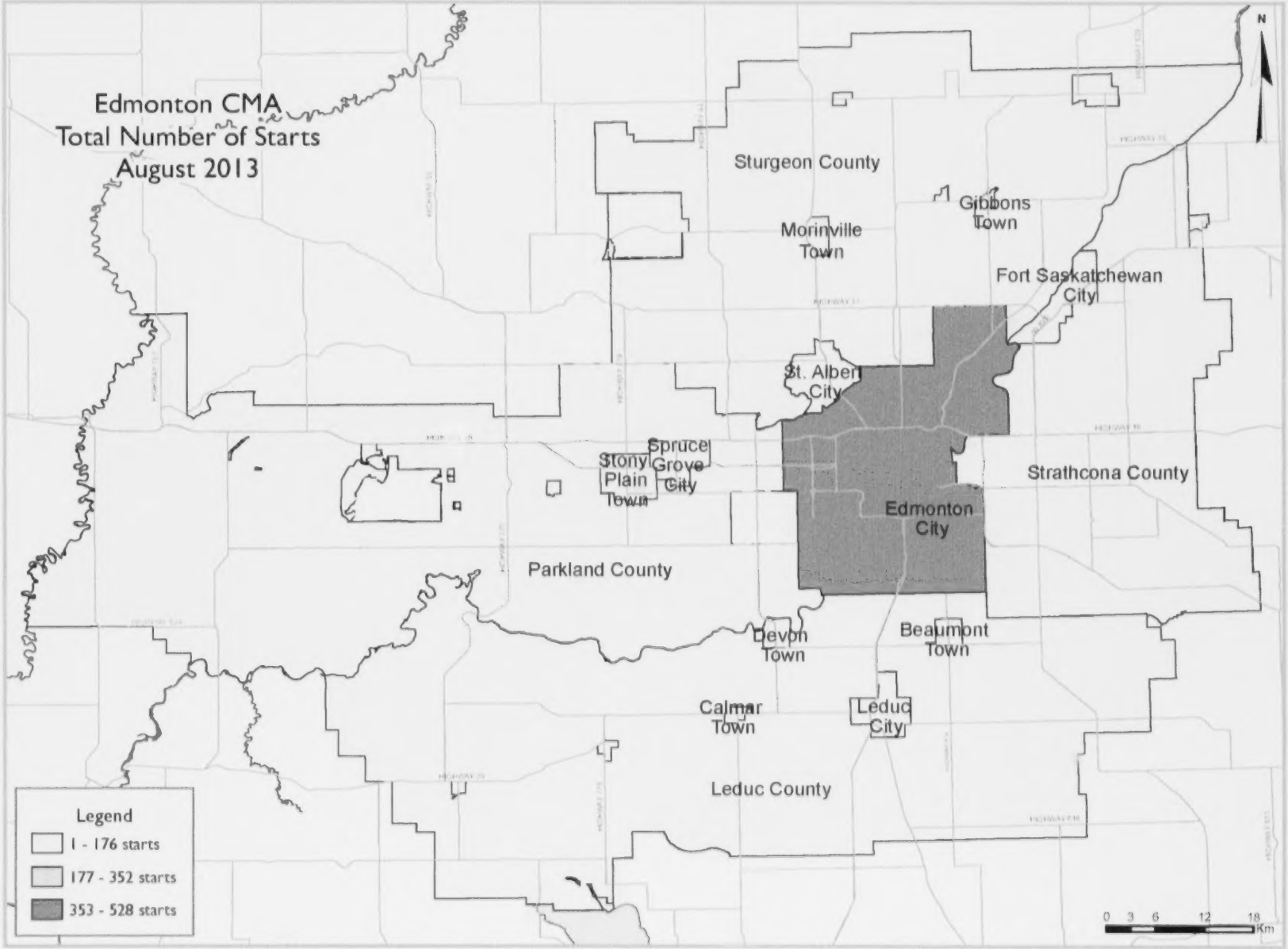
Figure 3

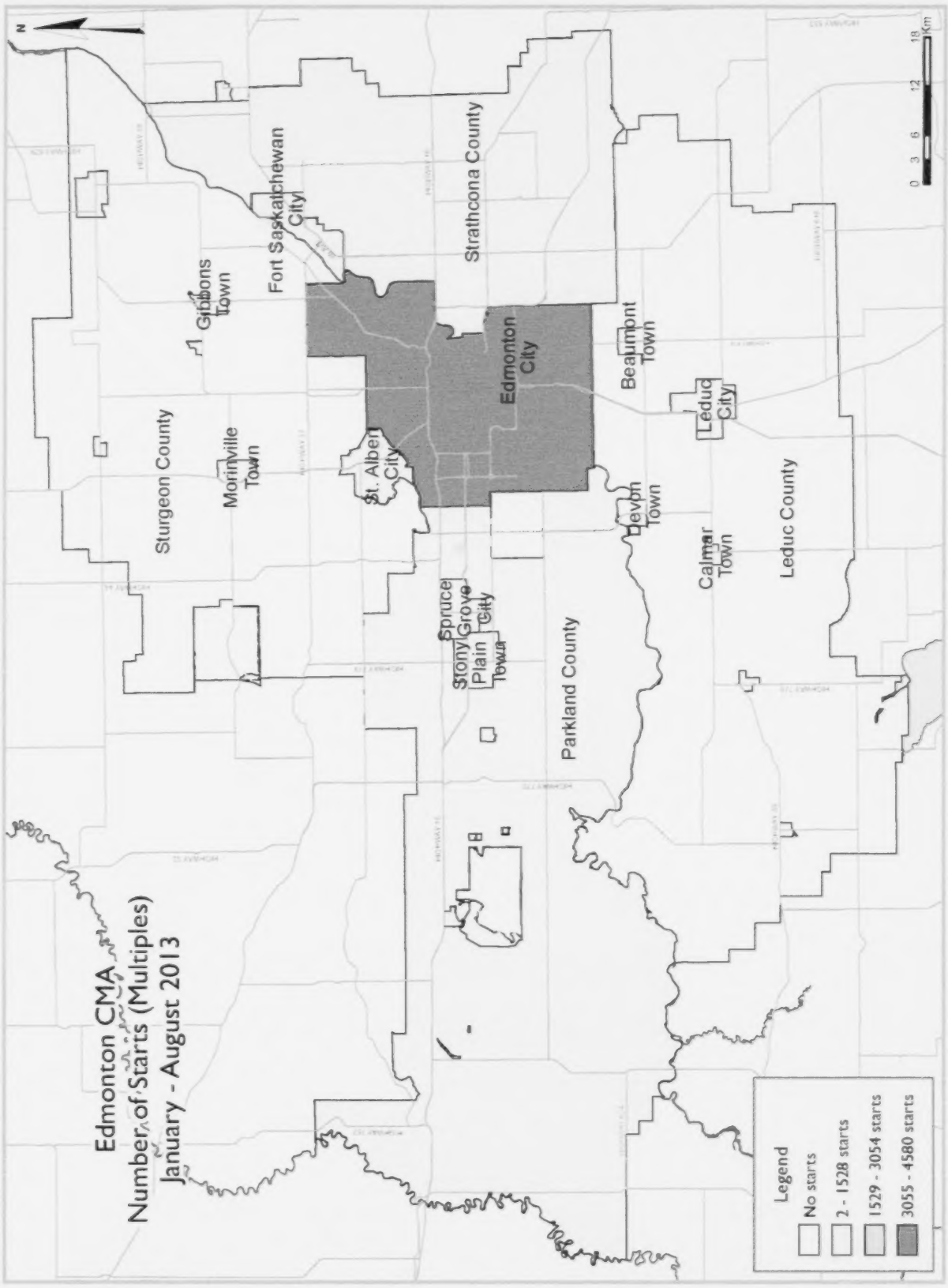


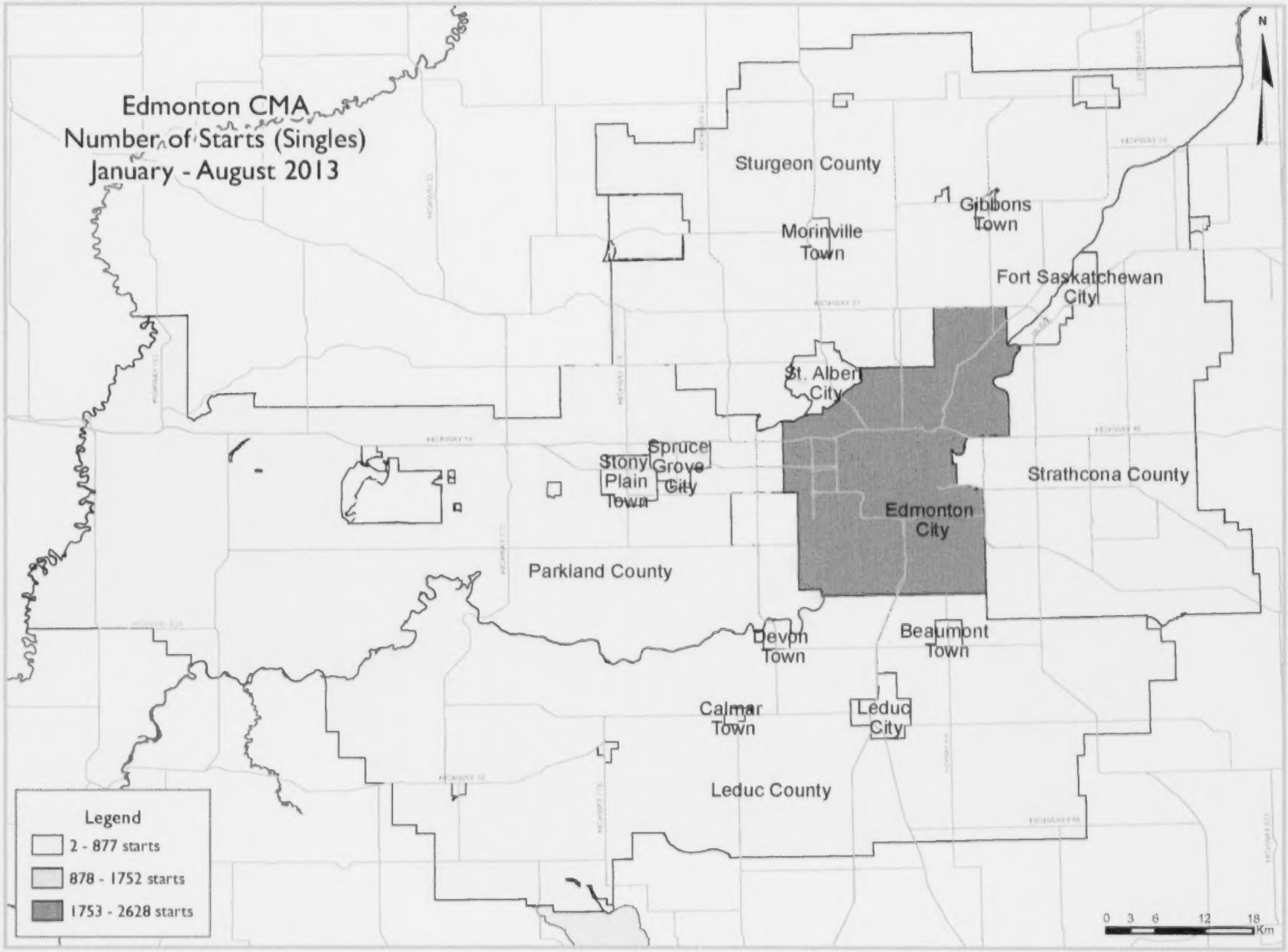
Source: CMHC

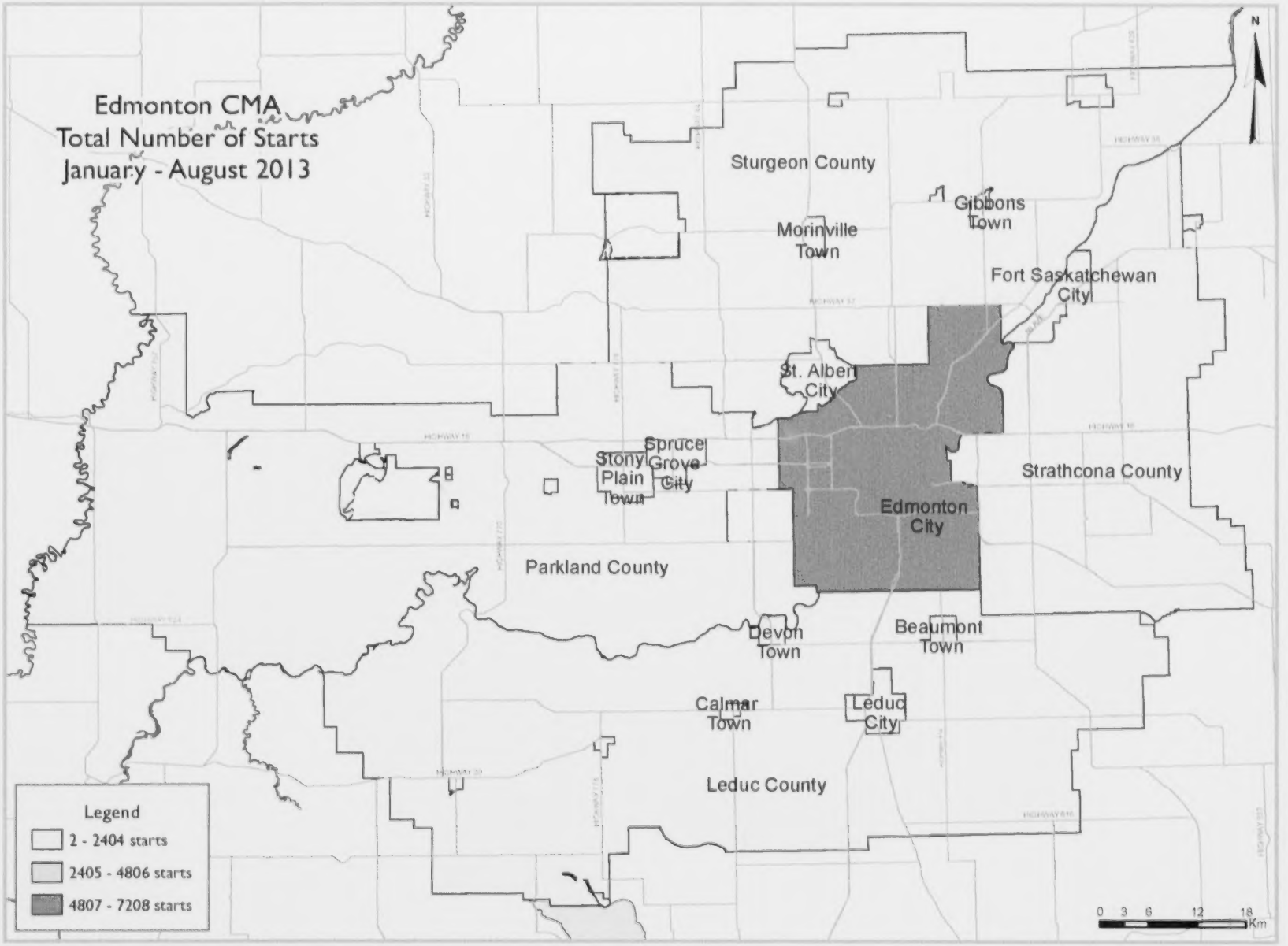

Edmonton CMA
Number of Starts (Multiples)
August 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 62 starts
63 - 120 starts
121 - 179 starts


Edmonton CMA
Number of Starts (Singles)
August 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
1 - 117 starts
118 - 233 starts
234 - 349 starts


Edmonton CMA
Total Number of Starts
August 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 176 starts
177 - 352 starts
353 - 528 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - August 2013
Legend
No starts
2 - 1528 starts
1529 - 3054 starts
3055 - 4580 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - August 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
2 - 877 starts
878 - 1752 starts
1753 - 2628 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - August 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
2 - 2404 starts
2405 - 4806 starts
4807 - 7208 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) August 2013		
Edmonton CMA[1]	July 2013	August 2013
Trend[2]	16,824	16,164
SAAR	12,142	9,753
	August 2012	August 2013
Actual		
August - Single-Detached	540	614
August - Multiples	378	281
August - Total	918	895
January to August - Single-Detached	3,717	3,956
January to August - Multiples	4,104	5,987
January to August - Total	7,821	9,943

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	614	188	40	0	45	0	8	0	895
August 2012	540	198	34	0	71	75	0	0	918
% Change	13.7	-5.1	17.6	n/a	-36.6	-100.0	n/a	n/a	-2.5
Year-to-date 2013	3,954	1,344	326	2	743	2,241	83	1,250	9,943
Year-to-date 2012	3,714	1,302	161	3	707	668	12	1,254	7,821
% Change	6.5	3.2	102.5	-33.3	5.1	**	**	-0.3	27.1
UNDER CONSTRUCTION									
August 2013	3,984	1,313	301	4	1,010	5,079	111	2,028	13,830
August 2012	3,688	1,256	182	5	989	2,531	33	1,448	10,132
% Change	8.0	4.5	65.4	-20.0	2.1	100.7	**	40.1	36.5
COMPLETIONS									
August 2013	600	236	8	0	78	10	0	148	1,080
August 2012	474	152	12	0	89	284	0	237	1,248
% Change	26.6	55.3	-33.3	n/a	-12.4	-96.5	n/a	-37.6	-13.5
Year-to-date 2013	3,700	1,366	155	4	736	711	33	1,407	8,112
Year-to-date 2012	3,398	878	63	9	601	1,156	8	829	6,942
% Change	8.9	55.6	146.0	-55.6	22.5	-38.5	**	69.7	16.9
COMPLETED & NOT ABSORBED									
August 2013	593	217	18	0	140	266	n/a	n/a	1,234
August 2012	521	137	19	1	216	560	n/a	n/a	1,454
% Change	13.8	58.4	-5.3	-100.0	-35.2	-52.5	n/a	n/a	-15.1
ABSORBED									
August 2013	585	210	11	0	76	37	n/a	n/a	919
August 2012	475	114	10	0	79	247	n/a	n/a	925
% Change	23.2	84.2	10.0	n/a	-3.8	-85.0	n/a	n/a	-0.6
Year-to-date 2013	3,717	1,299	161	4	760	920	n/a	n/a	6,861
Year-to-date 2012	3,488	839	62	8	539	1,150	n/a	n/a	6,086
% Change	6.6	54.8	159.7	-50.0	41.0	-20.0	n/a	n/a	12.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2013	349	148	4	0	27	0	0	0	528
August 2012	352	152	15	0	61	75	0	0	655
Beaumont Town									
August 2013	13	4	16	0	0	0	0	0	33
August 2012	13	0	0	0	0	0	0	0	13
Devon Town									
August 2013	1	0	0	0	0	0	0	0	1
August 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2013	32	4	0	0	0	0	8	0	44
August 2012	14	6	0	0	0	0	0	0	20
Leduc City									
August 2013	18	6	8	0	0	0	0	0	32
August 2012	28	16	7	0	0	0	0	0	51
Leduc County									
August 2013	23	0	0	0	0	0	0	0	23
August 2012	2	0	0	0	0	0	0	0	2
Morinville Town									
August 2013	8	0	0	0	0	0	0	0	8
August 2012	5	0	4	0	0	0	0	0	9
Parkland County									
August 2013	28	0	0	0	0	0	0	0	28
August 2012	20	0	0	0	0	0	0	0	20
Spruce Grove City									
August 2013	43	12	12	0	0	0	0	0	67
August 2012	19	12	8	0	6	0	0	0	45
St. Albert City									
August 2013	15	0	0	0	4	0	0	0	19
August 2012	13	2	0	0	0	0	0	0	15
Stony Plain Town									
August 2013	14	6	0	0	3	0	0	0	23
August 2012	13	10	0	0	0	0	0	0	23
Strathcona County									
August 2013	42	8	0	0	11	0	0	0	61
August 2012	34	0	0	0	4	0	0	0	38
Sturgeon County									
August 2013	16	0	0	0	0	0	0	0	16
August 2012	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
August 2013	12	0	0	0	0	0	0	0	12
August 2012	8	0	0	0	0	0	0	0	8
Edmonton CMA									
August 2013	614	188	40	0	45	0	8	0	895
August 2012	540	198	34	0	71	75	0	0	918

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2013	2,589	1,051	162	4	858	4,755	40	1,353	10,812
August 2012	2,176	958	101	5	781	2,275	17	1,059	7,372
Beaumont Town									
August 2013	121	30	51	0	0	0	0	104	306
August 2012	184	18	7	0	0	0	0	0	209
Devon Town									
August 2013	7	0	0	0	5	0	0	0	12
August 2012	3	0	0	0	5	0	0	0	8
Fort Saskatchewan City									
August 2013	156	42	0	0	6	0	59	0	263
August 2012	161	40	4	0	4	0	0	0	209
Leduc City									
August 2013	211	66	21	0	23	160	0	0	481
August 2012	205	96	7	0	26	160	4	0	498
Leduc County									
August 2013	115	0	0	0	0	0	0	0	115
August 2012	79	2	0	0	0	0	0	0	81
Morinville Town									
August 2013	32	0	15	0	3	0	8	0	58
August 2012	40	0	4	0	23	0	0	0	67
Parkland County									
August 2013	132	2	0	0	0	0	0	0	134
August 2012	136	6	0	0	0	0	0	0	142
Spruce Grove City									
August 2013	144	64	52	0	15	92	0	143	510
August 2012	125	62	59	0	18	0	0	202	466
St. Albert City									
August 2013	102	4	0	0	4	72	0	428	610
August 2012	142	30	0	0	0	0	0	118	290
Stony Plain Town									
August 2013	36	18	0	0	19	0	0	0	73
August 2012	60	20	0	0	36	0	0	0	116
Strathcona County									
August 2013	221	36	0	0	77	0	0	0	334
August 2012	241	24	0	0	96	96	0	69	526
Sturgeon County									
August 2013	73	0	0	0	0	0	0	0	73
August 2012	88	0	0	0	0	0	0	0	88
Remainder of the CMA									
August 2013	45	0	0	0	0	0	4	0	49
August 2012	48	0	0	0	0	0	12	0	60
Edmonton CMA									
August 2013	3,984	1,313	301	4	1,010	5,079	111	2,028	13,830
August 2012	3,688	1,256	182	5	989	2,531	33	1,448	10,132

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2013	389	140	0	0	58	10	0	79	676
August 2012	272	120	0	0	76	186	0	237	891
Beaumont Town									
August 2013	26	2	0	0	0	0	0	0	28
August 2012	33	0	0	0	0	0	0	0	33
Devon Town									
August 2013	1	0	0	0	0	0	0	0	1
August 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2013	15	10	0	0	2	0	0	0	27
August 2012	14	0	0	0	2	0	0	0	16
Leduc City									
August 2013	18	4	0	0	0	0	0	0	22
August 2012	42	14	0	0	4	0	0	0	60
Leduc County									
August 2013	21	0	0	0	0	0	0	0	21
August 2012	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2013	6	0	0	0	4	0	0	0	10
August 2012	3	0	4	0	0	0	0	0	7
Parkland County									
August 2013	21	2	0	0	0	0	0	0	23
August 2012	8	0	0	0	0	0	0	0	8
Spruce Grove City									
August 2013	27	32	8	0	4	0	0	0	71
August 2012	12	10	8	0	0	0	0	0	30
St. Albert City									
August 2013	16	8	0	0	0	0	0	0	24
August 2012	18	0	0	0	0	0	0	0	18
Stony Plain Town									
August 2013	14	22	0	0	0	0	0	0	36
August 2012	2	0	0	0	0	0	0	0	2
Strathcona County									
August 2013	39	16	0	0	10	0	0	69	134
August 2012	35	8	0	0	7	98	0	0	148
Sturgeon County									
August 2013	6	0	0	0	0	0	0	0	6
August 2012	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
August 2013	1	0	0	0	0	0	0	0	1
August 2012	3	0	0	0	0	0	0	0	3
Edmonton CMA									
August 2013	600	236	8	0	78	10	0	148	1,080
August 2012	474	152	12	0	89	284	0	237	1,248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2013	281	133	7	0	74	159	n/a	n/a	654
August 2012	224	94	8	0	114	380	n/a	n/a	820
Beaumont Town									
August 2013	44	3	1	0	0	0	n/a	n/a	48
August 2012	27	2	0	0	2	0	n/a	n/a	31
Devon Town									
August 2013	4	0	0	0	0	0	n/a	n/a	4
August 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
August 2013	43	5	0	0	3	7	n/a	n/a	58
August 2012	38	1	0	1	13	35	n/a	n/a	88
Leduc City									
August 2013	36	14	1	0	0	15	n/a	n/a	66
August 2012	50	8	0	0	5	17	n/a	n/a	80
Leduc County									
August 2013	5	0	0	0	0	0	n/a	n/a	5
August 2012	2	0	0	0	0	0	n/a	n/a	2
Morinville Town									
August 2013	16	1	3	0	16	0	n/a	n/a	36
August 2012	14	0	3	0	26	0	n/a	n/a	43
Parkland County									
August 2013	9	0	0	0	0	0	n/a	n/a	9
August 2012	12	3	0	0	0	0	n/a	n/a	15
Spruce Grove City									
August 2013	39	22	6	0	21	0	n/a	n/a	88
August 2012	37	17	8	0	39	0	n/a	n/a	101
St. Albert City									
August 2013	37	0	0	0	0	18	n/a	n/a	55
August 2012	34	0	0	0	0	37	n/a	n/a	71
Stony Plain Town									
August 2013	35	35	0	0	14	42	n/a	n/a	126
August 2012	23	4	0	0	3	56	n/a	n/a	86
Strathcona County									
August 2013	37	4	0	0	12	25	n/a	n/a	78
August 2012	52	8	0	0	13	35	n/a	n/a	108
Sturgeon County									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
August 2013	7	0	0	0	0	0	n/a	n/a	7
August 2012	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
August 2013	593	217	18	0	140	266	n/a	n/a	1,234
August 2012	521	137	19	1	216	560	n/a	n/a	1,454

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2013	378	127	3	0	55	22	n/a	n/a	585
August 2012	278	89	2	0	48	166	n/a	n/a	583
Beaumont Town									
August 2013	21	1	0	0	0	0	n/a	n/a	22
August 2012	30	0	0	0	0	0	n/a	n/a	30
Devon Town									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
August 2013	18	16	0	0	1	1	n/a	n/a	36
August 2012	17	1	0	0	6	3	n/a	n/a	27
Leduc City									
August 2013	17	9	1	0	0	0	n/a	n/a	27
August 2012	33	14	0	0	3	1	n/a	n/a	51
Leduc County									
August 2013	19	0	0	0	0	0	n/a	n/a	19
August 2012	11	0	0	0	0	0	n/a	n/a	11
Morinville Town									
August 2013	6	0	0	0	5	0	n/a	n/a	11
August 2012	4	0	3	0	1	0	n/a	n/a	8
Parkland County									
August 2013	22	2	0	0	0	0	n/a	n/a	24
August 2012	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
August 2013	21	28	7	0	7	0	n/a	n/a	63
August 2012	15	5	5	0	6	0	n/a	n/a	31
St. Albert City									
August 2013	19	0	0	0	0	2	n/a	n/a	21
August 2012	17	0	0	0	0	0	n/a	n/a	17
Stony Plain Town									
August 2013	12	12	0	0	1	0	n/a	n/a	25
August 2012	7	1	0	0	0	0	n/a	n/a	8
Strathcona County									
August 2013	43	15	0	0	7	12	n/a	n/a	77
August 2012	32	4	0	0	14	76	n/a	n/a	126
Sturgeon County									
August 2013	6	0	0	0	0	0	n/a	n/a	6
August 2012	19	0	0	0	0	0	n/a	n/a	19
Remainder of the CMA									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	1	0	0	0	1	1	n/a	n/a	3
Edmonton CMA									
August 2013	585	210	11	0	76	37	n/a	n/a	919
August 2012	475	114	10	0	79	247	n/a	n/a	925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Edmonton City	349	352	156	156	23	72	0	75	528	655	-19.4
Beaumont Town	13	13	4	0	16	0	0	0	33	13	153.8
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	32	14	4	6	8	0	0	0	44	20	120.0
Gibbons Town	6	1	0	0	0	0	0	0	6	1	**
Leduc City	18	28	6	16	8	7	0	0	32	51	-37.3
Leduc County	23	2	0	0	0	0	0	0	23	2	**
Morinville Town	8	5	0	0	0	4	0	0	8	9	-11.1
Parkland County	28	20	0	0	0	0	0	0	28	20	40.0
Spruce Grove City	43	19	12	18	12	8	0	0	67	45	48.9
St. Albert City	15	13	4	2	0	0	0	0	19	15	26.7
Stony Plain Town	14	13	6	10	3	0	0	0	23	23	0.0
Strathcona County	42	34	16	4	3	0	0	0	61	38	60.5
Sturgeon County	16	19	0	0	0	0	0	0	16	19	-15.8
Remainder of the CMA	5	6	0	0	0	0	0	0	5	6	-16.7
Edmonton CMA	614	540	208	212	73	91	0	75	895	918	-2.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	2,628	2,232	1,068	1,036	799	593	2,713	1,689	7,208	5,550	29.9
Beaumont Town	91	137	28	18	44	7	104	0	267	162	64.8
Calmar Town	8	10	0	0	0	8	0	0	8	18	-55.6
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	152	164	44	50	59	4	0	0	255	218	17.0
Gibbons Town	16	7	0	0	0	0	0	0	16	7	128.6
Leduc City	193	189	68	96	25	25	0	0	286	310	-7.7
Leduc County	76	47	0	0	0	0	0	0	76	47	61.7
Morinville Town	30	41	2	2	19	8	0	0	51	51	0.0
Parkland County	116	120	2	4	0	0	0	0	118	124	-4.8
Spruce Grove City	169	157	92	86	82	86	143	0	486	329	47.7
St. Albert City	98	143	8	22	0	0	500	118	606	283	114.1
Stony Plain Town	57	87	30	30	3	0	0	0	90	117	-23.1
Strathcona County	236	266	80	58	43	49	0	115	359	488	-26.4
Sturgeon County	71	92	0	0	0	0	0	0	71	92	-22.8
Remainder of the CMA	13	25	0	0	0	0	31	0	44	25	76.0
Edmonton CMA	3,956	3,717	1,422	1,402	1,074	780	3,491	1,922	9,943	7,821	27.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Edmonton City	23	72	0	0	0	75	0	0
Beaumont Town	16	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	8	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**65**	**91**	**8**	**0**	**0**	**75**	**0**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	777	589	22	4	2,138	622	575	1,067
Beaumont Town	44	7	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	59	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	25	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	19	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	82	86	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	43	49	0	0	0	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	**993**	**768**	**81**	**12**	**2,241**	**668**	**1,250**	**1,254**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Edmonton City	501	519	27	136	0	0	528	655
Beaumont Town	33	13	0	0	0	0	33	13
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	36	20	0	0	8	0	44	20
Gibbons Town	6	1	0	0	0	0	6	1
Leduc City	32	51	0	0	0	0	32	51
Leduc County	23	2	0	0	0	0	23	2
Morinville Town	8	9	0	0	0	0	8	9
Parkland County	28	20	0	0	0	0	28	20
Spruce Grove City	67	39	0	6	0	0	67	45
St. Albert City	15	15	4	0	0	0	19	15
Stony Plain Town	20	23	3	0	0	0	23	23
Strathcona County	50	34	11	4	0	0	61	38
Sturgeon County	16	19	0	0	0	0	16	19
Remainder of the CMA	5	6	0	0	0	0	5	6
Edmonton CMA	842	772	45	146	8	0	895	918

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	3,823	3,272	2,786	1,207	599	1,071	7,208	5,550
Beaumont Town	163	162	0	0	104	0	267	162
Calmar Town	8	10	0	0	0	8	8	18
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	194	208	2	10	59	0	255	218
Gibbons Town	16	7	0	0	0	0	16	7
Leduc City	279	292	7	18	0	0	286	310
Leduc County	76	47	0	0	0	0	76	47
Morinville Town	47	47	4	4	0	0	51	51
Parkland County	118	124	0	0	0	0	118	124
Spruce Grove City	337	307	6	22	143	0	486	329
St. Albert City	102	165	76	0	428	118	606	283
Stony Plain Town	87	117	3	0	0	0	90	117
Strathcona County	288	302	71	117	0	69	359	488
Sturgeon County	71	92	0	0	0	0	71	92
Remainder of the CMA	13	25	31	0	0	0	44	25
Edmonton CMA	5,624	5,177	2,986	1,378	1,333	1,266	9,943	7,821

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Edmonton City	389	272	142	122	56	74	89	423	676	891	-24.1
Beaumont Town	26	33	2	0	0	0	0	0	28	33	-15.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	15	14	12	2	0	0	0	0	27	16	68.8
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	18	42	4	14	0	4	0	0	22	60	-63.3
Leduc County	21	12	0	0	0	0	0	0	21	12	75.0
Morinville Town	6	3	0	0	4	4	0	0	10	7	42.9
Parkland County	21	8	2	0	0	0	0	0	23	8	187.5
Spruce Grove City	27	12	36	10	8	8	0	0	71	30	136.7
St. Albert City	16	18	8	0	0	0	0	0	24	18	33.3
Stony Plain Town	14	2	22	0	0	0	0	0	36	2	**
Strathcona County	39	35	26	10	0	5	69	98	134	148	-9.5
Sturgeon County	6	19	0	0	0	0	0	0	6	19	-68.4
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	600	474	254	158	68	95	158	521	1,080	1,248	-13.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	2,334	2,067	1,044	696	600	394	1,698	1,455	5,676	4,612	23.1
Beaumont Town	142	132	22	14	4	16	0	66	168	228	-26.3
Calmar Town	10	2	0	0	8	0	0	0	18	2	**
Devon Town	6	8	0	2	0	0	0	0	6	10	-40.0
Fort Saskatchewan City	144	134	48	58	4	0	0	71	196	263	-25.5
Gibbons Town	13	14	0	0	0	0	0	0	13	14	-7.1
Leduc City	182	124	80	60	25	16	0	127	287	327	-12.2
Leduc County	65	60	0	0	0	0	0	0	65	60	8.3
Morinville Town	37	42	2	4	22	36	0	0	61	82	-25.6
Parkland County	129	124	8	2	0	0	0	0	137	126	8.7
Spruce Grove City	141	112	126	100	79	39	202	0	548	251	118.3
St. Albert City	103	133	10	0	0	0	118	96	231	229	0.9
Stony Plain Town	76	66	60	20	16	0	0	0	152	86	76.7
Strathcona County	211	238	74	64	58	23	69	170	412	495	-16.8
Sturgeon County	85	126	0	0	0	0	0	0	85	126	-32.5
Remainder of the CMA	26	25	0	2	0	4	31	0	57	31	83.9
Edmonton CMA	3,704	3,407	1,474	1,022	816	528	2,118	1,985	8,112	6,942	16.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Edmonton City	56	74	0	0	10	186	79	237
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	5	0	0	0	98	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	68	95	0	0	10	284	148	237

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	585	390	15	4	711	1,020	987	435
Beaumont Town	4	16	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	16	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	36	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	79	39	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	0	0	0	0	0	0	0
Strathcona County	58	23	0	0	0	136	69	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	787	524	29	4	711	1,156	1,407	829

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Edmonton City	529	392	68	262	79	237	676	891
Beaumont Town	28	33	0	0	0	0	28	33
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	25	14	2	2	0	0	27	16
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	22	56	0	4	0	0	22	60
Leduc County	21	12	0	0	0	0	21	12
Morinville Town	6	7	4	0	0	0	10	7
Parkland County	23	8	0	0	0	0	23	8
Spruce Grove City	67	30	4	0	0	0	71	30
St. Albert City	24	18	0	0	0	0	24	18
Stony Plain Town	36	2	0	0	0	0	36	2
Strathcona County	55	43	10	105	69	0	134	148
Sturgeon County	6	19	0	0	0	0	6	19
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	844	638	88	373	148	237	1,080	1,248

Table 3.5: Completions by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	3,393	2,726	1,277	1,445	1,006	441	5,676	4,612
Beaumont Town	168	146	0	16	0	66	168	228
Calmar Town	10	2	0	0	8	0	18	2
Devon Town	6	10	0	0	0	0	6	10
Fort Saskatchewan City	191	183	5	9	0	71	196	263
Gibbons Town	13	14	0	0	0	0	13	14
Leduc City	270	184	17	16	0	127	287	327
Leduc County	65	60	0	0	0	0	65	60
Morinville Town	47	52	8	28	6	2	61	82
Parkland County	137	126	0	0	0	0	137	126
Spruce Grove City	322	188	24	63	202	0	548	251
St. Albert City	113	133	0	0	118	96	231	229
Stony Plain Town	136	86	16	0	0	0	152	86
Strathcona County	239	276	104	185	69	34	412	495
Sturgeon County	85	126	0	0	0	0	85	126
Remainder of the CMA	26	27	0	4	31	0	57	31
Edmonton CMA	5,221	4,339	1,451	1,766	1,440	837	8,112	6,942

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2013	25	6.8	130	35.3	106	28.8	35	9.5	72	19.6	368	479,750	576,715
August 2012	18	6.6	111	40.7	69	25.3	24	8.8	51	18.7	273	458,100	540,142
Year-to-date 2013	220	9.6	892	39.0	673	29.4	206	9.0	297	13.0	2,288	452,700	525,765
Year-to-date 2012	212	10.2	790	38.2	522	25.2	214	10.3	331	16.0	2,069	454,900	519,997
Beaumont Town													
August 2013	0	0.0	6	28.6	11	52.4	4	19.0	0	0.0	21	495,517	482,752
August 2012	0	0.0	15	50.0	10	33.3	4	13.3	1	3.3	30	445,450	475,146
Year-to-date 2013	2	1.6	45	36.3	49	39.5	26	21.0	2	1.6	124	481,245	485,889
Year-to-date 2012	4	2.9	65	47.1	44	31.9	21	15.2	4	2.9	138	450,250	473,698
Calmar Town													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	3	37.5	2	25.0	2	25.0	1	12.5	8	--	--
Fort Saskatchewan City													
August 2013	4	22.2	10	55.6	2	11.1	1	5.6	1	5.6	18	412,850	425,378
August 2012	1	6.3	7	43.8	6	37.5	1	6.3	1	6.3	16	450,750	474,025
Year-to-date 2013	20	12.9	84	54.2	31	20.0	9	5.8	11	7.1	155	426,500	450,671
Year-to-date 2012	8	5.6	105	73.4	21	14.7	6	4.2	3	2.1	143	418,000	429,245
Gibbons Town													
August 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	5	41.7	3	25.0	4	33.3	0	0.0	0	0.0	12	377,500	386,992
Year-to-date 2012	5	38.5	8	61.5	0	0.0	0	0.0	0	0.0	13	359,900	360,038
Leduc City													
August 2013	10	58.8	1	5.9	6	35.3	0	0.0	0	0.0	17	332,624	387,768
August 2012	5	15.2	16	48.5	8	24.2	4	12.1	0	0.0	33	433,500	444,260
Year-to-date 2013	42	23.5	75	41.9	41	22.9	13	7.3	8	4.5	179	413,042	434,827
Year-to-date 2012	19	16.1	50	42.4	33	28.0	12	10.2	4	3.4	118	439,702	451,845
Leduc County													
August 2013	2	10.5	4	21.1	6	31.6	3	15.8	4	21.1	19	496,500	513,837
August 2012	1	9.1	1	9.1	4	36.4	2	18.2	3	27.3	11	530,250	578,450
Year-to-date 2013	9	14.8	11	18.0	16	26.2	12	19.7	13	21.3	61	506,300	517,860
Year-to-date 2012	9	15.3	18	30.5	14	23.7	8	13.6	10	16.9	59	458,500	490,352
Morinville Town													
August 2013	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
August 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	2	5.7	29	82.9	3	8.6	1	2.9	0	0.0	35	399,000	407,017
Year-to-date 2012	7	15.6	31	68.9	7	15.6	0	0.0	0	0.0	45	399,900	403,476

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2013	1	12.5	1	12.5	0	0.0	2	25.0	4	50.0	8	--	--
August 2012	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2013	5	11.9	4	9.5	1	2.4	9	21.4	23	54.8	42	705,700	722,197
Year-to-date 2012	10	17.5	3	5.3	6	10.5	8	14.0	30	52.6	57	656,250	630,931
Spruce Grove City													
August 2013	7	33.3	10	47.6	2	9.5	2	9.5	0	0.0	21	391,962	399,406
August 2012	2	13.3	5	33.3	6	40.0	2	13.3	0	0.0	15	450,550	461,410
Year-to-date 2013	22	15.3	54	37.5	43	29.9	18	12.5	7	4.9	144	439,288	454,513
Year-to-date 2012	14	12.4	40	35.4	33	29.2	22	19.5	4	3.5	113	456,111	469,949
St. Albert City													
August 2013	0	0.0	0	0.0	8	44.4	2	11.1	8	44.4	18	615,500	658,306
August 2012	0	0.0	1	5.9	7	41.2	5	29.4	4	23.5	17	551,300	589,694
Year-to-date 2013	0	0.0	10	10.2	38	38.8	16	16.3	34	34.7	98	553,500	608,705
Year-to-date 2012	0	0.0	21	16.2	52	40.0	29	22.3	28	21.5	130	535,150	568,085
Stony Plain Town													
August 2013	5	45.5	2	18.2	1	9.1	1	9.1	2	18.2	11	387,427	444,539
August 2012	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	11	16.4	36	53.7	12	17.9	2	3.0	6	9.0	67	399,900	449,676
Year-to-date 2012	9	14.8	31	50.8	16	26.2	1	1.6	4	6.6	61	418,125	437,545
Strathcona County													
August 2013	1	2.4	7	17.1	18	43.9	4	9.8	11	26.8	41	515,000	669,829
August 2012	0	0.0	7	22.6	10	32.3	9	29.0	5	16.1	31	528,000	569,340
Year-to-date 2013	5	2.2	48	20.8	91	39.4	40	17.3	47	20.3	231	510,000	625,005
Year-to-date 2012	4	1.7	53	22.0	84	34.9	49	20.3	51	21.2	241	515,000	587,660
Sturgeon County													
August 2013	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	--	--
August 2012	6	33.3	0	0.0	1	5.6	4	22.2	7	38.9	18	585,000	590,833
Year-to-date 2013	6	7.1	6	7.1	22	26.2	23	27.4	27	32.1	84	590,000	641,250
Year-to-date 2012	30	23.8	13	10.3	13	10.3	27	21.4	43	34.1	126	590,000	569,357
Remainder of the CMA													
August 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	44.4	3	16.7	0	0.0	4	22.2	3	16.7	18	350,000	522,324
Year-to-date 2012	7	53.8	2	15.4	0	0.0	1	7.7	3	23.1	13	345,500	448,492
Edmonton CMA													
August 2013	57	10.3	174	31.3	163	29.3	57	10.3	105	18.9	556	481,995	562,665
August 2012	36	7.8	171	37.2	124	27.0	55	12.0	74	16.1	460	466,700	527,844
Year-to-date 2013	366	10.3	1,301	36.7	1,025	28.9	379	10.7	478	13.5	3,549	456,982	523,599
Year-to-date 2012	341	10.2	1,233	36.9	847	25.4	400	12.0	516	15.5	3,337	458,700	515,884

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	576,715	540,142	6.8	525,765	519,997	1.1
Beaumont Town	482,752	475,146	1.6	485,889	473,698	2.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	425,378	474,025	-10.3	450,671	429,245	5.0
Gibbons Town	--	--	n/a	386,992	360,038	7.5
Leduc City	387,768	444,260	-12.7	434,827	451,845	-3.8
Leduc County	513,837	578,450	-11.2	517,860	490,352	5.6
Morinville Town	--	--	n/a	407,017	403,476	0.9
Parkland County	--	--	n/a	722,197	630,931	14.5
Spruce Grove City	399,406	461,410	-13.4	454,513	469,949	-3.3
St. Albert City	658,306	589,694	11.6	608,705	568,085	7.2
Stony Plain Town	444,539	--	n/a	449,676	437,545	2.8
Strathcona County	669,829	569,340	17.7	625,005	587,660	6.4
Sturgeon County	--	590,833	n/a	641,250	569,357	12.6
Remainder of the CMA	--	--	n/a	522,324	448,492	16.5
Edmonton CMA	562,665	527,844	6.6	523,599	515,884	1.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	327,596
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	336,299
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	331,408
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	329,764
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	335,810
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,489
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	330,844
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	333,592
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	322,099
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	334,103
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	337,932
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	339,991
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	333,315
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	340,802
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	342,336
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,338
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	339,573
	June	2,052	7.3	1,683	3,151	2,673	63.0	353,360	3.8	344,703
	July	2,136	23.8	1,666	2,949	2,558	65.1	345,335	2.4	340,411
	August	1,753	14.2	1,700	2,660	2,539	67.0	348,758	4.3	347,308
	September									
	October									
	November									
	December									
	Q2 2012	5,943	7.8		10,236			341,669	3.7	
	Q2 2013	6,041	1.6		10,098			351,179	2.8	
	YTD 2012	12,986	5.6		24,101			336,649	3.1	
	YTD 2013	13,951	7.4		23,002			346,227	2.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.8	73.6	1,041
	August	601	3.14	5.34		129.4	724	5.2	74.0	1,033
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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